

HOUSING POLICY
DEVELOPMENT, HCD

MAR 20 2007



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90806

March 14, 2007

Cathy Creswell
State Housing and Community Development
1800 Third St.
Sacramento, CA 95814

Subject: 2006 Annual Progress Report City of Signal Hill General Plan

Attached is the 2006 Annual Progress Report City of Signal Hill General Plan approved for submittal by the City Council at a regular meeting held on March 13, 2007, as required by Government Code Section 65400.

Regards,



Gary Jones
Director of Community Development

Enc.




CITY OF SIGNAL HILL

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March 13, 2007

AGENDA ITEM

TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL

FROM: GARY JONES 
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

Government Code Section 65400 mandates that all cities submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation. The City Council will review the progress report and approve its submittal to the State.

Recommendation:

Approve submittal of the Annual Progress Report to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

Fiscal Impact:

None.

Background:

The State Governor's Office of Planning and Research recommends that all California cities prepare an annual "progress report" on the status and implementation of the General Plan. The last comprehensive revision of the Signal Hill General Plan occurred in 1986. The Land Use Element was updated in 1989 and 2001, and the Housing Element was updated in 1989 and 2002.

The Planning Commission reviewed the 2006 General Plan Annual Progress Report on February 20, 2007, and recommended that the City Council approve its submittal to the State.

Analysis:

The attached progress report is for calendar year 2006 (Attachment A). It provides an analysis of achievement of goals and implementation of major policies for each of the General Plan elements. Notable achievements include:

- Approved plans for 15 new single-family dwellings, two second units and ten additions to existing dwellings
- Approved plans for the Pacific Walk project (54 townhome-style condominiums on Pacific Coast Highway)
- Construction began at the Circuit City on Spring Street
- Best Buy on Cherry Avenue opened for business
- Six-building industrial park on Temple Avenue completed
- Approved plans for replacement branch for US Bank on Cherry Avenue
- Adopted increased garage parking requirements for single-family and duplex developments
- Adopted new development standards for trucking yards
- Achieved compliance of new fencing standards for storage yards

Several elements of the General Plan will be updated in the coming years in accordance with the following schedule:

Circulation Element

Staff is currently working with Bill Zimmerman, the City's traffic engineering consultant, on an updated Circulation Element. A draft will be submitted for Planning Commission and Council review this summer.

Safety, Noise, and Environmental Resource Elements

These three elements must be prepared by outside consultants. Staff plans to obtain consultant proposals and cost estimates for City Council consideration of funding in the 2007-2008 budget.

Annual review of the General Plan provides an opportunity to reflect upon the progress made during the past year and to highlight areas for improvement or reconsideration.

The Progress Report 2006 reveals the need for the City to identify new goals and objectives through the General Plan update process.

Approved:



Kenneth C. Farfsing

Attachment

Progress Report 2006
General Plan Policies, Goals and Implementation Measures

Land Use

The 2001 Land Use Element contains 4 goals and 63 implementation programs. The **significant achievements** for the **year 2006** are described by neighborhood:

North End Neighborhood

- *Approved seven single-family dwellings*
- *Approved one second unit*
- *Approved four additions*
- *Adopted stricter garage requirements for residential development to address on-street parking congestion concerns*

Central Neighborhood

- *Approved replacement branch for US Bank on Cherry Avenue*
- *Approved plans for and finished construction of conversion of former Toys R Us location on Cherry Avenue to Best Buy store*
- *Construction completed on a 6-building industrial park on Temple Avenue plus 3 smaller industrial buildings on Dawson and St. Louis*
- *Construction of alternative fueling station for Rossmoor Pastries on Redondo*
- *Approved tenant improvement plans for Direct Buy on Willow Street*

West Side Neighborhood

- *Construction continued at Phase II of the Las Brisas project (60 affordable apartment units)*
- *Approved two single-family dwellings*
- *Approved one second unit*
- *Continued proactive code enforcement activities to improve the appearance of the west side neighborhood*
- *Adopted stricter garage requirements for residential development to address on-street parking congestion concerns*

Civic Center Neighborhood

- *Approved one single-family dwelling in Crescent Heights neighborhood*
- *Construction commenced on one replica dwelling on Gaviota Avenue in the Crescent Heights neighborhood*

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- *Construction continued on 11 single-family dwellings at the Villagio project on Gundry Avenue*
- *Big Boy restaurant opened at former Coco's site at Town Center West*

Hilltop Neighborhood

- *Approved three single-family dwellings*
- *Approved two additions*
- *Construction continued on 17 single-family dwellings at Hathaway Ridge project on Obispo Avenue*
- *Adopted stricter garage requirements for residential development to address on-street parking congestion*

South East Neighborhood

- *Construction completed on final 18 of 30 dwellings at Pacific Crest project on Cherry Avenue*
- *Approved plans for Pacific Walk project on Pacific Coast Highway at Orizaba Avenue (54 town home-style condominiums)*
- *Approved 2 single-family dwellings*
- *Approved 4 additions*
- *Adopted stricter garage requirements for residential development to address on-street parking congestion*

Atlantic / Spring Neighborhood

- *Construction started at the Circuit City at Signal Hill Gateway Center on Spring Street*
- *Approved plans to relocate the A&A concrete batch plant from Spring and Walnut to 27th and Olive*
- *Monitored plans for Long Beach Sports Park project*
- *Inspected existing oil field pumping units and tanks for compliance with the Oil Code*
- *Code enforcement removed several illegal storage yards*

Land Use Element

Goal 1 – Manage Growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.

Goal 2 – Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints and the City's unique characteristics and natural resources.

Goal 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Goal 4 – Ensure future land use decisions are the result of sound and comprehensive planning.

Implementation Programs:

1. The City will encourage home ownership and improvement of the existing housing stock through residential rehabilitation grants for owner and non-owner occupied single-family dwellings and duplexes. *Accomplished through an ongoing program.*

In 2006, 10 grants were approved.

2. The City will adopt an Infractions Ordinance and seek other way to improve the code enforcement system and require that property owners maintain their properties. *Adopted and implemented in 2002. In 2006, 3 administrative citations (infractions) were issued and paid.*

3. The city will use Traffic Calming strategies to reduce cut-through traffic in residential areas. *Northend and Southeast Neighborhood traffic calming programs completed in 2002. In 2005, a traffic diverter was installed on 32nd Street and Orange in the North End and a median installed on Cherry Avenue as part of the SP-13, Cherry Avenue Corridor Residential Specific Plan (Pacific Crest). In 2006, a segment of Orizaba Avenue south of 19th Street was closed to construct a cul-de-sac as part of the City View condominium project.*

4. The City will discourage the development of new "unattractive" storage yards and the City will consider amendments/programs designed to improve the appearance of existing storage yards. *In 2005, the City adopted storage yard fencing standards requiring improvement of certain existing storage yard fences and setting standards for new storage yards. Staff surveyed the entire city and sent notices to approximately 120 storage yard owners. By the end of 2006, 100% of the yards were in compliance with the new ordinance.*

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5. The City will revise the Commercial/Industrial zoning standards to discourage the establishment of tractor-trailer truck, van, or bus storage or parking facilities. ***In 2006, the City adopted new development standards for trucking yards. Under the new regulations, trucking yards are only permitted in the General Industrial zone. As a result, 12 trucking yards in other zones became legal non-conforming uses.***
6. The City will discourage the development of tractor trailer truck terminals and storage yards. *See response to #5 above.*
7. The City will encourage home ownership and homeowner's efforts to repair and restore existing housing. *Implemented through ongoing programs (see response to #1 above).*
8. The City will encourage further development of neighborhood shopping opportunities. ***In 2006, the Best Buy store on Cherry Avenue opened and construction on the Circuit City at Atlantic and Spring began. In addition, a Big Boy restaurant replaced the former Coco's restaurant at Town Center West.***
9. The Agency will acquire and restore the Las Brisas apartments and establish common ownership and management and maintenance programs. *Construction completed in 2004 and apartments now occupied and managed by LA Community Design Center. In 2006, construction of Phase II of the project, 60 apartments for very low and low-income households, continued.*
10. The City will implement the Park Master Plan and acquire and develop a Westside park. *Accomplished in 2005 with the construction Calbrisas Park (0.5 acres) on California Avenue.*
11. The City will consider ways to improve the interface or create buffer areas between existing commercial/industrial areas and residential uses. *Not started.*
12. The City will prepare specific plans for the Crescent Heights historical neighborhood and the Central Business District. *The Crescent Heights Historic District Specific Plan was completed in 2002. Central Business District Specific Plan has not been started.*
13. The City should encourage the repair and renovation of architecturally or historically significant houses by creating incentives to relocated dwellings into the Crescent Heights area. The Crescent Heights neighborhood should be given a special designation and a Specific Plan should be prepared to establish precise district boundaries, guidelines for design, landscaping, house moving projects, etc. *The Crescent Heights Historic District Specific Plan was completed in 2002. In 2006, the City approved plans for a replica historic dwelling (new construction with architectural treatment making the dwelling appear historic in character) on Crescent Heights Street and construction commenced on a replica dwelling on Gaviota Avenue.*

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14. The City should continue to require the undergrounding of overhead utilities when practicable for new development, except for high-voltage systems (16kv and above). *Policies included in draft Circulation Element (to be completed in 2007).*

15. The City should coordinate traffic circulation studies and traffic enforcement efforts with the Long Beach Unified School District to improve pedestrian safety and traffic flow in vicinity of Signal Hill schools. *Implementation through on-going program. The City reviews and comments on environmental documents for new school sites.*

16. The City will streamline its housing-moving ordinance and consider developer impact fee waivers to encourage the relocation of architecturally significant/historical dwellings into the Crescent Heights Neighborhood. *House-moving process was streamlined in development standards contained in the Crescent Heights Historic District Specific Plan.*

17. The City will encourage mixed-use development to encourage housing near retail centers and transportation corridors. *In 2005, the City approved the Crescent Square development -- 27 detached single-family homes on a parcel immediately adjacent to the Town Center West retail center*

18. The City should encourage the continuation of the development of the hilltop with high-quality housing. *10 hilltop dwellings were completed in 2006 with 8 homes remaining under construction. In 2006, the City approved plans for 3 single-family dwellings in the neighborhood.*

19. The City should require developers to pay their fair share for improving roads and infrastructure related to their projects. *Implemented through ongoing fees and impact fee program.*

20. The City should follow the recommendations in the Hilltop Area Specific Plan regarding landscaping and the careful planting of trees so as not to create view obstructions. *A landscape architect is under contract with the City to review all hilltop landscape plans. The Hilltop Area Master Street Tree Plan revised in 2003 to minimize view impacts from city street trees through selection of lower and slower growing tree species.*

21. Views from existing dwellings should be preserved when feasible, but efforts to preserve views should not infringe on the rights of property owners to develop in accordance with the existing Hilltop Area Specific Plan. *Implemented through view analysis during Site Plan and Design Review.*

22. The City should encourage the development of a comprehensive system of sidewalks and trails to encourage walking and hiking and the enjoyment of the view from the hilltop. *Implemented through hilltop development. In 2006, construction of a trail segment at Hathaway Ridge project began.*

23. The City should consider revision or deletion of PD-2 zoning district. *In 2004, a portion of PD-2 zoning district was rezoned to SP-14, Hathaway Ridge Specific Plan. 17 single-family dwellings are presently under construction at Hathaway Ridge.*

24. The City should encourage home ownership through efforts to develop affordable housing and home improvement through rehabilitation grants. *Implemented through ongoing program. In 2006, the City approved 10 grants.*

25. The City should encourage further renewal efforts along Pacific Coast Hwy. *In 2006, the City approved plans for the Pacific Walk project along the Orizaba Avenue section of PCH (54 town home-style condominiums just south of the previously approved City View condominium project).*

26. The City should prepare a Specific Plan and rezone the Atlantic/Spring neighborhood for General Industrial and Commercial use. *In 2006, the City approved plans to relocate the A&A concrete batch plant from its current location at Spring and Walnut to the Atlantic/Spring neighborhood at 27th Street. The approval included adoption of a Specific Plan. Other property owners in the area may opt to rezone their properties to the General Industrial Specific Plan.*

27. The City shall provide a range of housing types to meet the needs of the community. *In 2006, the City approved projects including a variety of housing types ranging from single-family homes in neighborhoods citywide to high density condominiums along Pacific Coast Highway.*

28. The City shall provide its fair share of affordable housing consistent with State regulations. *In 2006, construction on the 60 apartments in Phase II of the Las Brisas affordable housing project continued.*

29. Developers shall pay their fair share for the cost of providing infrastructure improvement costs. *Implemented through ongoing programs. Impact fees for water, parks and recreation and traffic improvements collected on all eligible projects. In 2006, the City collected a total of \$541,503 in impact fees -- \$309,989 in water fees, \$193,253 in parks and recreation fees and \$38,261 in traffic fees.*

30. Gated communities with private security measures are encouraged to lower public policing costs. *In 2006, the City approved the Pacific Walk project on PCH. The project did not feature entry gates but did include conversion of Orizaba Avenue south of 19th Street into a private street instead of a public one.*

31. The City shall use the Specific Plan process for planning major development projects. *Specific Plans were adopted for two projects in 2006 (Pacific Walk residential project and the General Industrial Specific Plan for the A&A concrete batch plant).*

32. The City shall protect and enhance public viewing areas. *Accomplished with the Sunset View, Discovery Well parks, the Panorama Promenade and South Flank trails. In 2006, the City dedicated the Tribute to the Roughneck statue at the public viewing area west of the Sunset View Park on Skyline Drive.*

33. The City will discourage the planting of trees that may mature to view obstructing heights through the Site Plan and Design Review process, and encourage property owners to enforce their homeowners' association rules and regulations concerning tree pruning and landscape maintenance. *Implemented through the Site Plan and Design Review process by having the City's landscape architect consultant to review all tree plans for view impacts.*

34. The City shall, through the Site Plan and Design Review process, maintain a high level of control over design and architecture to achieve highest quality development. *Implemented through the Site Plan and Design Review process. In 2006, the Planning Commission granted 24 project approvals.*

35. The City shall consider historic preservation when renovating City Hall and Civic Center buildings. *Civic Center renovation copied architectural elements from the City Hall building and historic photographs were included in the décor of the Community Center.*

36. The City shall assure long lasting beauty and durable development through providing high quality plan review and inspection of construction. *Implementation ongoing through building plan-check and inspection programs. In 2006, certificates of occupancy were granted for 38 residential units and 3 commercial/industrial buildings.*

37. The City shall maintain an attractive oil field by enforcement of the Oil Code landscaping and painting regulations. *Implemented through annual oil field inspections program.*

38. The City shall strive to improve the appearance of existing storage yard and older industrial properties through creative programs like the Orange Avenue Improvement Programs. *The City adopted new storage yard standards in 2005 and noticed approximately 120 storage yard owners of the new standards. By the end of 2006, 100% of the yards had complied with the ordinance.*

39. The City will review and revise, as necessary, parking lot standards and parking requirements for all land use categories. *In 2004, residential garage parking standards were revised in 2004 to require more garage spaces for larger dwellings. In 2005, a requirement for 72 cubic feet of accessory storage space was made for all new residential construction. In addition, a new ordinance was adopted increasing parking standards for multi-family residential projects by requiring one extra parking space per bedroom over two. In 2006, the City adopted stricter standards for single-family*

and duplex development by requiring 2, 3 or 4 stall garages based on the number of bedrooms.

40. The City shall encourage the repair and restoration of historically/architecturally significant dwellings. *The Crescent Heights Historic District Specific Plan was adopted in 2002. To date, two dwellings have been moved into district and an existing dwelling was restored. In 2006, construction commenced on a replica dwelling (includes architectural treatment making the dwelling appear historic in character).*

41. The City will, through its land use policies, continue to diversify the City's economic base. The City will encourage the growth of the Auto Center and Town Center retail sales tax generating businesses and the development of diversified sources of sales taxes such as business-to-business sales. ***In 2006, construction began on the Circuit City store in the Atlantic/Spring neighborhood as well as tenant improvements for the Direct Buy store on Willow Street. The conversion of the former Toys R Us store on Cherry Avenue to a Best Buy store was completed in 2006.***

42. The City shall enforce the Oil Code to minimize the affects of the interactions of oilfield activities and other urban uses. *Implemented through Oil Field Services Program.*

43. The City shall study the nonconforming uses ordinance and mechanisms to abate nonconforming uses over time. *Not implemented.*

44. The City should improve library services and seek funding to develop a new larger library. *There are no more State library bond funds available. The City continues to pursue alternative funding sources.*

45. The City will continue to collect developer impact fees from developers of new projects consistent with the need to upgrade and complete park, sewer and water storm drain and circulation master plans. *Ordinance was revised in October 2003 to reflect the recommendation of the Study.*

46. The City shall periodically review and revise developer impact fees to assure that development pays its fair share of the infrastructure costs, and also to assure that developer impact fees do not discourage new development. ***Accomplished through annual evaluation of the list of improvements to be constructed with the fees. Proposed development projects such as Villagio, City View, and Pacific Walk, indicate the fees are not detrimental to development.***

47. The City shall require the construction of flood control facilities concurrent with new development. *Implemented with grading and subdivision improvements.*

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48. The City will adopt and implement storm water discharge regulations consistent with state regulations in order to improve water quality of urban runoff and of the Pacific Ocean. *Implemented through ongoing compliance program. New revisions will be likely with the issuance of the next permit expected in mid-2008.*

49. The City will adopt storm water discharge regulations to improve water quality consistent with state law. *Implemented through ongoing compliance program. See response to # 48 above.*

50. The City will periodically adopt the most recent editions of the Uniform Building Codes. *Pending state adoption of new uniform codes.*

51. The City will consider adopting energy conservation regulations consistent with state law and local needs. *Implemented through enforcement of state law.*

52. The City will consider the formation of its own school district. *City funded study of its own school district in 2002.*

53. The City will support the Spring Street Corridor Joint powers Authority to facilitate the coordination of development projects in the cities of Long Beach and Signal Hill. *The JPA contributed to Spring Street widening process. In 2006, construction began on the second new development in the corridor, Circuit City. In addition, the City will continue its support of the JPA in an effort to coordinate the planning and development along Atlantic Avenue and Spring Street, including the proposed Long Beach Sports Park and expansion of Long Beach Memorial Hospital.*

54. The City should form a joint powers authority or other agreement with the City of Long Beach for the coordinated improvement of PCH. *In 2006, the City approached the City of Long Beach about expanding the role of the JPA to other areas along the shared boundaries.*

55. The City will continue to coordinate with the City of Long Beach traffic studies, grant applications and capital improvement projects to improve the circulation system. *Accomplished through the Cities working together and completing the widening of Spring Street from California Avenue to Long Beach Boulevard. In 2005, federal funding was appropriated for the improvement of the intersection of PCH and Cherry Avenue and preparation of construction drawings began. In 2006, the Cities continued to work together on the Cherry Avenue Widening Project and the recently completed Orange Avenue Traffic Signal Upgrade Project. The Cities are also working together on the California and Orange Avenue improvements associated with the Long Beach Sports Park development. Grant funding was obtained for these projects.*

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56. The City will continue the Planning Commission recognition program to encourage homeowners and businesspersons to update and beautify existing development. *Implemented periodically by Planning Commission nominations. In 2006, the Commission granted two awards.*

57. The City will hold General Plan workshops to obtain community input for the General Plan and future updates. *Workshops related to Updates anticipated in 2007 to obtain community input regarding general plan issues.*

58. The City will prepare an annual report on the implementation of the General Plan consistent with state law. *Implemented through completion of annual progress report.*

59. The City will contribute data for the State Department of Finance's annual population estimate program and monitor U. S. Census information. *Implemented through annual response to State survey requests. The most current population estimate is 10,951.*

60. The City will monitor state and federal land use legislation that may impact Signal Hill and, when appropriate, advocate positions advantageous to the improvement of the City. *The City actively monitors legislation and advocates positions through participation in the Gateway Cities Council of Governments.*

61. The City will continue to use Specific Plans to improve on the quality of new development. ***Two specific plans were adopted in 2006 (Pacific Walk and General Industrial Specific Plans).***

62. The City will monitor and when appropriate, support state and federal legislation that maintains or improves local financing capabilities. *Implemented through ongoing legislative review.*

63. The Agency will continue its efforts to implement the Redevelopment Project Area No. 1, as amended. *Implemented through ongoing Redevelopment Agency programs. During 2006, the Agency emphasized development of affordable housing with the continued construction at the 60 apartments in Phase II of the Las Brisas affordable housing project.*

Circulation Element

Staff has begun on a draft update of the 1986 Circulation Element due to the residential development boom and limited staff to devote to advanced planning issues. The 1986 Circulation Element contains 3 goals and 28 implementation strategies. The significant achievements and remaining objectives are as follows:

Goal 1 - Adopt a Plan Lines Map to establish future right-of-ways, add a new "Local Street" category and change 28th Street to "Secondary Modified Highway". *The Plan*

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Lines Map was adopted with these changes in 1987. The 2007 Update will revise several areas of the Circulation Element including reducing Special Study Zone areas and reclassifying streets.

Goal 2 - Improve the circulation system to enhance the City's image. ***A new landscaped median island is planned as part of the Cherry Avenue Widening Project. The median will extend from 19th to 20th Streets improving the appearance at the City's primary entrances.***

Goal 3 - Provide public utility systems to serve future land use needs. *The local utility providers have accommodated the growth in the City and the City has improved its water utility system most significantly by developing two new water reservoirs to serve new and existing land uses.*

Implementation Programs:

1. Establish 60-foot wide "Local Collector" category. *Accomplished by Plan Lines Map.*
2. Coordinate infrastructure projects with General Plan. *Accomplished during plan review.*
3. Require street right of way dedications. *Accomplished as prerequisite for building permits.*
4. Require new streets as part of Hilltop and Town Center Specific Plans. *The Town Center is developed and new streets including private driveways and parking area were required. New private streets in the hilltop area have been completed.*
5. Recommend changes to City zoning codes for parking. *The City amends its parking standards from time to time to accommodate changing parking needs. In 2006, the City adopted stricter standards for single-family and duplex development by requiring 2, 3 or 4 stall garages based on the number of bedrooms.*
6. Encourage retention of Long Beach Airport. *The neighborhoods impacted by airport noise oppose airport development generally. In 2006, the City received two noise complaints regarding aircraft. These were forwarded to the Airport. The City of Long Beach has not started any of the planned improvements to the airport terminal.*
7. Determine street patterns for future streets in "A" designated areas on the future street maps. Reviewed in conjunction with development plans in the affected areas. ***In 2006, the City began working with property owners to resolve***

traffic traffic circulation issues on Ohio north of 20th Street and alley access north of 20th Street between Obispo and Orizaba Avenues.

8. Improve certain street intersections. ***The intersection of Gladys Avenue and Ellis Avenue is being standardized in conjunction with the Cityview Townhome development. In addition, Orizaba Avenue is being converted into a cul-de-sac south of 19th Street to protect neighboring streets from increased traffic due to the City View development and cut-through traffic from PCH.***
9. Improve certain street ends including:
 - Gundry north of Burnett – *this alley has not been improved. In 2005, a cul-de-sac was constructed on segment of Gundry just south of Willow Street (in conjunction with the Villagio residential development)*
 - Rose north of Hill - *not improved*
 - St Louis south of 19th – *improved as part of Signal Hill Village project*
 - Stanley north of 20th – *not improved, no change feasible*
 - Ohio north of 20th – ***In 2006, the City received preliminary plans for a development proposal in this area that will require the configuration of Ohio Avenue to be addressed.***
 - Freeman north of 20th – *In 2004 a segment of Freeman Avenue was improved*
 - Molino north of 20th – *not improved*
10. Improve certain high-accident intersections. *Of the 15 intersections listed in 1989 all but the following have been upgraded:*
 - Hill Street at Orange Avenue ***The City has applied for grant funding to eliminate the bridge and reconstruct the intersection.***
 - Hill Street at Walnut Avenue
 - Temple Avenue at Wall Street
11. Increase capacity of major streets by eliminating parking and improving signalization. *In 2005, circulation was improved on Spring Street by completion of the Spring Street widening and parking restriction project.*
12. Design and implement traffic monitoring system – *Accomplished through monitoring by Long Beach Traffic Management Center. See comments to # 45 and 55 in the Land Use Section.*
13. Annually review funding sources, adopt traffic impact fee – *Traffic Impact fee study and draft ordinance completed in 2002.*
14. Increase use of high-occupancy vehicles – *implemented through environmental review process and traffic management plans.*

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15. Work with Long Beach Transit to establish bus service especially on Willow Street – *Accomplished*
16. Use Prop A fund to establish dial a lift services – *Accomplished*
17. Consider transit facilities in specific plans – *Accomplished through environmental reviews*
18. Implement traffic management measures on large commercial projects – *Accomplished through environmental review process*
19. Prepare comprehensive pedestrian and bike path plan. *The City completed a bike path study that concluded that the City is not well suited for bike paths. Pedestrian paths including a trail system have been developed primarily through the specific plan process in residential areas. The City has an extensive hillside trails system that serves to link several parks to the civic center and shopping areas at the Town Center. In 2005, a bike line was included with the Spring Street widening project.*
20. Improve freeway on/ off ramps:
 - Cherry Avenue -- *Not improved.*
 - Temple Avenue – *In 2005, new signalization was installed*
 - Orange Avenue – ***In 2006, traffic signal upgrading completed.***
21. Coordinate with Long Beach certain improvements:
 - Alamitos / 21st – *resolved by dead end at Long Beach City College Pacific Coast Campus; Cherry corridor – improvement at PCH completed; Orange corridor – the bridge between the two cities is narrow making widening difficult. Signal Hill has changed the Orange Avenue designation to Secondary Modified Highway.*
 - Alamitos/Walnut corridors – ***The City is working with Long Beach to standardize the intersection of Alamitos and Walnut Avenues.***
 - Pacific Coast Highway – *repaved in 2001 by CalTrans*
 - Continuity of truck routes – *Accomplished through plan lines map*
 - Spring Street widening – *Accomplished in 2005 through joint powers authority.*
 - California and Orange Avenue – ***The City is working with Long Beach on street improvements associated with the Long Beach Sports Park development.***
22. Abandon paper streets – *Accomplished through site plan and design or specific plan process.*
23. Avoid unnecessary driveways and loading areas. – *Accomplished through the site plan and design review process*

24. Review traffic control devices – *Accomplished through contract with the City of Long Beach. **Traffic signal improvements were completed on Orange Avenue between Wardlow Road and Spring Street. Traffic signals along Willow Street and Cherry Avenue were equipped with battery backup systems to provide a secondary source of power in the event of a power outage.***
25. Identify Class I dump sites – *Accomplished through adoption of Hazardous Waste Management zoning ordinances.*
26. Collaborate with regional agencies on utility and infrastructure planning – *Accomplished through participation in Gateway Cities COG, MTA and SCAG*
27. Develop long-range plan for under grounding of utilities – *Accomplished in large new developments, but limited funds are available for under grounding in already developed areas of the city. In 2004, the staff discussed a draft utility undergrounding policy for inclusion in the update of the Circulation Element*
28. Develop five-year capital improvement plans – *Accomplished through annual budget process.*

Environmental Resources Element

Goal 1--Maintain and enhance aesthetic quality of Signal Hill through its transition from oilfield to balanced land uses. *Accomplished and ongoing through the site plan and design review, specific plan and environmental review process.*

Goal 2--Maintain and enhance cultural and historic areas. – *The 2001 Land Use Element recognizes the importance of preserving historic structures. In 2002, the City adopted the Crescent Heights Historic District Specific Plan with incentives to encourage relocation and preservation of historic structures. **In 2006, the City dedicated the Tribute to Roughnecks on Skyline Drive west of Sunset View Park to recognize contributions of oil workers.***

Goal 3--Provide a variety of passive and active parks – *Accomplished and ongoing through developer impact fees and parks developed in lieu of payment of fees. In 2005, the City completed the Calbrisas Park in the west side neighborhood. **In 2006, the renovation of Hillbrook Park was completed.***

Goal 4--Manage petroleum production – *Accomplished through the Oil Code and joint use agreements that allow continued oil production and development of other land uses.*

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Goal 5--Minimize environmental degradation and encourage restoration – *Accomplished and ongoing through environmental review and requiring remedial plans and remedial actions before development of new land uses in oil field and industrial areas.*

Goal 7 – Provide public information on environmental issues – *Accomplished through the environmental review and public notice process.*

Implementation Programs:

- 1, 2, 3. Adopt site plan and design review ordinances and view protection policies – *Accomplished*
- 4 Adopt green belt plan – *Accomplished through Park and Recreation Master Plan 1989 and specific plans. In 2005, formed the North Slope Steering Committee to develop a land acquisition plan for the North Slope to create the Chawot Nature Preserve. In 2006, the Committee submitted a report to the City Council recommending that the City acquire 11 acres of land for the preserve. Staff continues to work in conjunction with the Rivers and Mountains Conservancy to seek additional funding and to negotiate acquisition terms with the property owner.*
5. Adopt design review ordinances – *Accomplished*
6. Preserve Alamitos Well No. 1 – *Accomplished in Discovery Well Park*
7. Prepare historic resources study – *Windshield survey completed, more detailed historic resources work is needed.*
8. Recommend funding for historic preservation – *Not implemented*
9. Require park dedication – *Accomplished through impact fees and dedications*
10. Develop parks in hilltop area – *Accomplished with three parks with trails system linking them to civic center. In 2005, formed the North Slope Steering Committee to develop a land acquisition plan for the North Slope to create the Chawot Nature Preserve. In 2006, the Committee submitted a report to the City Council recommending the City acquire 11 acres of land for the preserve. Staff continues to work in conjunction with the Rivers and Mountains Conservancy to seek additional funding and to negotiate acquisition terms with the property owner.*
11. Improve park accessibility – *Accomplished in all existing parks and plans for new parks include accessible features.*
12. Adopt Open Space Ordinance – *Accomplished*
13. Encourage parkland gifts – *In 2005, the City received ½ acre of parkland as a gift adjacent to Sunset View Park along Skyline Drive.*
14. Review public works projects annually – *Implemented through Annual Capital Improvement Projects planning and budget process.*
15. Develop bike and trails plans – *Bike path study determined not to develop bike paths. Extensive pedestrian trail system completed. Newest trail system segment at Hathaway Ridge project began construction in 2006.*
16. Capitalize on view opportunities – *Accomplished at Hilltop and Sunset View parks and Panorama Trail. See responses to #'s 4 and 11 above for efforts to*

create the Chawot Nature Preserve which will include viewing opportunities.

17. Work with School District to use school sites after hours – *Accomplished*
18. Work with City of Long Beach to assure use of parks in Long Beach – *Accomplished through a collaborative effort that allows Signal Hill's Youth Sports Program use Long Beach facilities.*
19. Amend zoning to regulate oil facilities – *Accomplished through adoption of Oil Code*
20. Resolve hazardous sites – *Accomplished through environmental review*
21. Amend oil related municipal codes as needed – *Accomplished*
22. Update drilling standards – *Accomplished*
23. Review oil interface issues – *Accomplished*
24. Implement SCAQMD standards – *Accomplished*
25. Promote water conservation – *Accomplished*
26. Coordinate hazmat response – *Accomplished*
27. Participate in regional hazardous waste management planning – *Accomplished*
28. Amend codes for hazardous materials facilities – *Accomplished*
29. Abate hazardous industries – *Accomplished*
30. Review hazardous facilities – *Accomplished*
31. Require site clean-up – *Accomplished*
32. Implement code enforcement – *Accomplished*
33. Amend code for developing on steep slopes – *Accomplished through specific plans*
34. Respect natural land forms – *Accomplished through specific plan process*
35. Maintain set backs from oil wells – *Accomplished through Fire Department review*
36. Prepare solar energy brochure – *not implemented*
37. Develop education program for oil interface issues – *In 2005, staff participated in State Department of Conservation, Division of Oil and Geothermal Resources Construction Site Review Committee. The committee recommends recordation of disclosure documents.*
38. Publish newsletter on environmental issues – *not implemented*

Safety Element

Goal 1 – Minimize risks to life, property and economic dislocation resulting from seismic, fire, tank failures, hazardous materials, and epidemics.

Goal 2 – Provide a safe secure and crime free environment.

Goal 3 – Improve the City's ability to respond to natural and man-made emergencies.

Implementation Programs:

1. Adopt uniform building codes – *Accomplished*
2. Amend codes as needed – *Accomplished*
3. Require geologic studies - *Accomplished*

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4. Review all seismic hazards every five years – *not implemented*
5. Increase public awareness – *Accomplished through handouts on a variety of subjects available at the public counter*
6. Develop program for steep slope development – *Accomplished through grading plan review.*
7. Establish standards for critical facilities – *not implemented*
8. Revise grading standards – *Accomplished*
9. Abate seismic hazards/ unsafe structures – *Accomplished*
10. Maintain LA County Fire services – *Accomplished*
11. Require Fire approval of plans – *Accomplished*
12. Adopt Uniform Fire Code – *Accomplished*
13. Encourage Fire Department public relations – *Accomplished*
14. Establish employee fire prevention training – *Accomplished*
15. Adopt multi-family fire codes – *Accomplished through uniform codes.*
16. Review fire flow annually – *Accomplished*
17. Establish mutual aid programs – *Accomplished*
18. Increase public awareness of crime potentials – *Accomplished*
19. Encourage neighborhood watch programs – *Accomplished*
20. Update law enforcement procedures – *Accomplished*
21. Adopt Uniform Security Code – *Accomplished*
22. Inspect water facilities – *Accomplished through annual inspections and update of Water Management Plan in 2005.*
23. Resolve Class I disposal issues – *Accomplished through Hazardous Waste Management Plan*
24. Update codes for facilities handling hazardous materials – *Accomplished*
25. Inspect hazardous facilities – *the City inspects facilities with CUP's annually. L.A. County Fire inspects all facilities periodically.*
26. Coordinate with other agencies hazardous issues – *Accomplished*
27. Annually update inventory of hazardous facilities – *Accomplished through L.A. County Fire*
28. Update regulations concerning transport of hazardous wastes – *not implemented*
29. Designate roadways for transport – *not implemented*
30. Develop automatic shut-off for petroleum facilities – *Accomplished through Oil Code and state law revisions*
31. Develop system for automatic dispersal of spills – *Implemented through hazmat responders*
32. Develop educational program – *not implemented*
33. Maintain capability to respond to spills – *implemented through hazmat response*
34. Update emergency response plan – *Accomplished*
35. Practice emergency plans – *implemented through Emergency Operations Center*
36. Develop mutual aid – *Accomplished*
37. Maintain evacuation routes – *not implemented*
38. Develop public education program – *not implemented*
39. Reevaluate emergency response plan – *Accomplished*
40. Prepare recovery plan – *not implemented*
41. Anticipate short term needs during emergencies – *Ongoing training*

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- 42. Recommend insurance policy changes – *Accomplished through membership in JPIA*
- 43. Maintain emergency operations center – *Accomplished*
- 44. Train City employees as emergency responders – *Accomplished and ongoing*

Noise Element

Goal – Protect the health, safety and welfare of the people living in Signal Hill from adverse noise impacts.

Implementation Program:

- 1. Provide public information – *General Plan is available on city website and City has provided public workshops for strategic planning related to General Plan.*
- 2. Use site plan review and environmental review to minimize noise impacts – *Accomplished*
- 3. Review City functions like refuse pick-up, street cleaning for noise impacts on residents – *Accomplished and ongoing*
- 4. Consider noise impacts when purchasing City equipment – *Accomplished*
- 5. Encourage State and Federal noise regulation – *not implemented*
- 6. Amend City noise ordinances as needed – *Accomplished*
- 7. Update Noise Element every five years – *not implemented. Last update in 1986.*
- 8. Review noise issues at county and regional level – *not implemented*
- 9. Work with state regarding freeway routing – *not implemented and not an issue.*
- 10. Establish guidelines for point source noise reduction – *not implemented*
- 11. Enforce motor vehicle code – *Accomplished and ongoing*
- 12. Enforce truck route ordinances – *Accomplished and ongoing*
- 13. Support aircraft noise regulations – *Accomplished*
- 14. Encourage Long Beach Transit to purchase quiet buses – *not implemented*
- 15. Mitigate new noise sources to below 65 dB CNEL at sensitive land uses – *Accomplished through environmental review*
- 16. Require acoustical reports and mitigation measures – *Accomplished*
- 17. Prohibit noise sensitive land uses within areas with existing noise levels in excess of 65 dB CNEL – *Accomplished through environmental review*
- 18. Require reports demonstrating new housing conforms to Title 25 (California Noise Insulation Standards)- *Accomplished through environmental review and building plan check process*
- 19. Require mitigation in multi-family dwellings - *Accomplished through environmental review and building plan check process*
- 20. Require mitigation in non-residential buildings - *Accomplished through environmental review and building plan check process*

Housing Element

Goal 1 – Achieve a quantity and diversity of housing to meet the needs of all income groups

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Goal 2 - The development of the maximum number of new housing units affordable to households in the very low, low and moderate income brackets.

Goal 3 - Meet the special housing needs of population groups such as the elderly, disabled and female heads of households.

Goal 4 - Continue streamlined processing procedures for residential development applications.

Goal 5 - Ensure the availability of incentives for the development of affordable housing.

Goal 6 - Strive to attain a housing stock free of substandard conditions.

Goal 7 - Achieve a housing supply affordable for all income groups residing in Signal Hill.

Implementation Programs:

Category # 1 Provision of Adequate Housing Types

Program 1 — Land Use Element/Zoning Code - The Land Use Element provides for three residential designations. The development of affordable housing is facilitated by Specific Plan zoning for special needs housing and mixed residential/commercial development.

Quantified Objective: The City's objective is to designate in the General Plan sufficient vacant and underutilized land to accommodate the City's share of the regional housing needs during the 2000-2005 program period. The following sites were identified in 2002 as contributing to satisfying the Regional Housing Needs Assessment. The table is revised to show current available sites:

Available Sites Inventory

Site	Description	Zoning	2002	2006
TCW Senior	Large lot	Special Needs Housing	152*	28
Hilltop	Large lots	Specific Plan	464**	194
Bixby Ridge	Small lots	Specific Plan	173	--
Temple Ave	Infill lots	RH	20	20
Crescent	Large lots	R-2	35	33
North end	Infill lots	R-2	16	16
West side	Infill lots	R-2	16	15

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Creston	Large lots	R-2	40	40
Las Brisas II		Special Needs Housing***	---	<u>60</u>
			916	406

Source: Community Development Department, December 2002

* Project rejected by HUD due to oil field, tank and well issues. Subsequently approved for 21 market rate SFDs.

**Revised to 442 due to earthquake fault zone setbacks

Entitled for very low income housing – ***under construction in 2006

Completed Units

<u>Year</u>	<u>Total Units</u>	<u>Units Added</u>
1995	3769	---
1996	3770	1
1997	3767	-3
1998	3791	24
1999	3791	0
2000	3802	11
2001	3870	68
2002	3942	72
2003	4038	96
2004	4141	103
2005	4232	91
2006	4270	<u>38</u>
		501

Source: State Department of Finance and Community Development Department, City of Signal Hill

Program 2 — Infill Housing Inventory (IHI) - The Redevelopment Agency has acquired land for purposes of facilitating development of affordable housing. As opportunities emerge in the future, this program will be pursued and will focus on non-senior housing needs.

Quantified Objective: The quantified objective for the 2000-2005-program period is 30 housing unit sites. *Program underway, the Agency acquired approximately 1.42 acres for the 60 unit (including 21 senior units) Las Brisas Phase II, very low-income housing project. In 2006, construction on the 60 units continued.*

Category #2: Assist in the Development of Low and Moderate Income Housing

This category of the Housing Program is intended to identify current and future actions that will assist in the development of housing for very low, low and moderate-income households. This provision of State law is complied with through two types of activities: 1) Federal and State housing subsidy programs and 2) local incentives.

Program 1 — Commercial/Residential Mixed Use Developments - *Action:* There are several locations within the City's boundaries which may lend themselves to creation of mixed use developments to combine commercial and residential opportunities. Of particular interest to the City and Redevelopment Agency is the possibility of locating affordable housing in proximity to neighborhood commercial centers. Such an arrangement would benefit both the commercial center and the residents in need of convenient shopping alternatives. The Town Center West includes a neighborhood shopping center (Food 4 Less, McDonalds, Chevron, and several retail stores and restaurants, and an associated proposed 150 dwelling unit senior housing development. Another potential mixed-use commercial/ residential project is the Central Business District proposal approved in the 2001 Land Use Element update.

Fiscal and regulatory incentives that the City or Agency will offer to mixed use developers include fast track planning review and expedited plan check, specific plans that relax zoning standards to allow greater development intensity, City participation in seeking state and federal grants for the development of public improvements and infrastructure to support new mixed use development, Agency participation in the assembly of sites through the use of eminent domain powers, street or alley vacations of rights-of-way and direct contributions of land or set aside low income housing funds to mixed use projects that include low or very low income dwellings. Additional potential funding sources include HOME funds from the Los Angeles County Community Development Commission, Low Income Housing Tax Credits and Federal Home Loan Bank's Affordable Housing Programs.

Quantified Objective: Twenty (20) low and moderate-income housing units. ***In 2006, construction continued on the 60 unit Las Brisas Phase I project (very low income rental units). In 2006, the City approved the Pacificwalk condominium development on Pacific Coast Highway at Orizaba Avenue. This is a high density (24 units per acre) development offering for-sale, market-rate dwellings.***

Program 2 — Owner-Occupied Housing Programs - *Action:* Similar to the Agency assisted owner occupied housing assisted in the Pacific Coast Highway Corridor, there are several other locations within the City's boundaries which may be suitable for the construction of affordable owner-occupied units. As these opportunities present themselves, each will be evaluated as to their feasibility. One identified site suitable for an owner-occupied rehabilitation or reconstruction project is located on the east side of California Avenue adjacent to the Las Brisas Community project.

Quantified Objective: Twenty-five (25) moderate-income housing units. ***In 2006, the City approved the Pacificwalk condominium development on Pacific Coast Highway at Orizaba Avenue. This is a high-density (24 units per acre) development offering for-sale, market-rate dwellings.***

Category #3: Removal of Governmental Constraints

Program 1 — Fee Exemption - *Action:* Affordable housing developments are exempt from park and recreation, traffic impact and water system impact fees. Sections 21.40.040, 21.44.050 and 21.48.050 of the Municipal Code state that these fees:

Quantified Objective: No quantified objective can be established for this program.

Program 2— Streamlined Processing - *Action:* The Community Development Department continues to reduce paperwork and processing time for all development project applications. Inter-departmental coordination of development applications is facilitated by the relatively small size of the staff and familiarity of all staff members with each project proceeding through the application process.

Quantified Objective: No quantified objective can be established for this program. *The approvals for Las Brisas II project were fast tracked in 2004 and construction began in 2005. Construction continued in 2006.*

Category #4: Conserving Existing Affordable Housing

Housing Need Summary

Program 1 — Neighborhood Enhancement Program - *Action:* The City Council stated its goal to improve the City's neighborhoods through the implementation of the Neighborhood Enhancement Program. This program, which draws upon the efforts of all departments of the City, including the Redevelopment Agency, comprehensively addresses the concerns of the residents through a number of program elements. Elements of the Neighborhood Enhancement Program include: revision of the property maintenance ordinance, implementing proactive code enforcement, conducting neighborhood meetings, continuing the graffiti abatement program, continuing the weed abatement program, conducting apartment inspections, constructing improvements to Orange Avenue, constructing neighborhood walls, developing a street tree inventory, soliciting donations for a "fix-up" program, and improving public information through presentations to schools, civic groups, and by conducting community walks.

Quantified Objective: A quantified objective cannot be stated for this program. ***In 2006, the Community Development Department conducted 86 proactive code enforcement 96 cases.***

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Program 2 — Housing Rehabilitation Program - *Action:* The City administers a housing rehabilitation program as described in Chart 2-1.

Quantified Objective: Based on past trends, 100 housing units are expected to be rehabilitated during the 2000-2005 program period by Agency programs. ***In 2006, the Community Development Department awarded 10 rehabilitation grants.***

Program 3 —Las Brisas Neighborhood Master Plan - *Action:* A Master Plan has been designed through a collaborative effort of the Los Angeles Community Design Center (LA/CDC) and the City. The Master Plan includes two phases and provides the building blocks for a functional, integrated residential neighborhood with a mix of rehabilitated and new apartment units and new community park.

Quantified Objective: ***In 2006, construction continued on Phase II of the Las Brisas project, 60 affordable rental units across the street for the rehabilitated apartments and park developed in Phase I.***